

HANOVER PLANNING BOARD



MAY 8TH, 2006

MINUTES OF MEETING

At 6:45 P.M., the Chairman Peter Moll called to order the May 8, 2006 meeting of the Hanover Planning Board. Peter Moll, Rich Deluca, Gary Hendershot, and new member Brian Connolly were present. Associate member Bernie Campbell was also present. Associate member Steve Rusko was absent. Rich motioned to accept the minutes of the April 24, 2006 Planning Board Meeting as amended. Gary seconded the motion and it was so voted 4-0.

PUBLIC HEARINGS

Blue Heron Way PB06-2C

The Chairman opened the hearing at 7:30 p.m. Nancy Chaponis, an abutter informed the Board that she had appealed the Conservation Commission decision on the project. The Town Planner, Andy Port told the Board that he had received new plans from the applicant that had addressed the previous issues raised by himself and Dave Nyman from ENSR. Andy had drafted a decision with special conditions for the Board to review. The Board went over the draft and discussed the special conditions. The Board asked if the applicant has talked to the Historical Commission about the historical aspect of the property. Jackie Murtha, the applicant told the Board that they had been through the Historical Commission's process and that someone was taking the barn from the property and moving it to another location. Ms. Chaponis said she is concerned for the wetlands on the property. Darren Grady, the engineer for the applicant, explained that the project has been designed to redirect water runoff away from the Chaponis property. The Board also told Ms. Chaponis that if she had a problem after the project was complete she should come back to the Board and let them know. The Board then explained that from the perspective of the Planning Board all of the issues have been addressed. Ms. Chaponis then asked about the turtles that were found on the property. Darren Grady explained that they were installing handicapped ramps at intervals along the sidewalk and that those ramps would supply the turtles the ability to cross the property. He also told the Board that Natural Heritage had approved these measures. Rich made a motion to close the hearing with eleven special conditions. Gary seconded the motion and it was so voted 3-0. Brian Connolly did not vote because he was new to the Board.

Great Acres Estates PB06-7C

The Chairman opened the hearing at 7:55 p.m. The applicant had sent a letter requesting a continuation of the hearing until a later date. Gary motioned to continue the hearing until June 5, 2006 at 7:30 p.m. Rich seconded the motion and it was so voted 3-0.

McDonald's PB06-12SP

The Chairman opened the hearing at 8:00 p.m. The applicant had submitted a letter of withdrawal. Rich motioned to accept the withdrawal. Peter seconded the motion and it was so voted 4-0.

409 Columbia Road PB06-18LSP

The Chairman opened the Public Hearing at 8:30 p.m. Gary read the public hearing notice into record. The applicant Karen Price was present. Peter asked the applicant about her plans for waste disposal. She explained that the area where the dogs would be let out would be equipped with a large litter box type of facility that contains peastone which filters the urine. She also indicated that attendants will be with the dogs at all times and will pick up any solid waste and dispose of it in the trash. Ms. Price then handed out copies of a letter that

addressed the Town Planner's comments. Peter read a letter from the DPW that was submitted to the Board. The DPW asked for an operations and maintenance plan from the applicant concerning the disposal of waste. The Board then discussed the proposed fencing along the outside of the building that would enclose the play area for the dogs. The Board was concerned with the amount of noise that may be generated by the dogs. The Board suggested using a solid fencing. Ms. Price explained that they would put great effort into keeping the barking to a minimum. She then explained the difference between nuisance barking and play barking and that if the dogs are occupied it is less likely that they would be barking at a nuisance level. Ms. Price also indicated that they would have a maximum of 30 dogs at any time. She also told the Board that they were not a kennel and there would be no overnight stays. The Board then discussed the drive area to the side where the fencing is proposed. The Town Planner informed the Board that he had been in touch with Captain Stone and that she had approved the 14' wide access that was created by the location of the fence. Jim Rodriguez, an abutter expressed some concern for the noise that may affect the abutters and that he was also worried that the Board may be setting a precedent by allowing a 14 foot access drive. Peter asked Andy to secure a letter from Captain Stone indicating that the access drive was sufficient. He then asked the applicant to revise their plan slightly to show the changes that had been discussed. Rich made a motion to continue the hearing until Monday May 15, 2006 at 7:00 p.m. to be held at the Hanover High School just prior to the Town Meeting. Gary seconded the motion and it was so voted 4-0.

APPOINTMENTS

The Board met with Bob and Maryann Brugnoli concerning their business at 755 Washington Street, The Auto Mart. They would like to increase the number of vehicles for sale at their property. They are requesting a Limited Site Plan Review from the Board. They showed the Board a plan of the land and the current conditions. Mr. Brugnoli explained that there would not be any change of the site or any increase in asphalt. Peter suggested that they may want to repair the rough asphalt at the rear of the lot. Mr. Brugnoli agreed to that. The Town Planner told the Board that he had been in contact with Captain Stone of the Fire Department and that she had made some recommendations for the relocation of three parking spaces in front of the building to allow her better access in case of an emergency. The Town Planner then explained that a limited site plan would be appropriate but that the applicant would need a Special Permit under Section 6.860.B.8. Rich then motioned to allow a Limited Site Plan Review, to waive fees, but to require notification of the abutters and advertisement of the hearing. Brian seconded the motion and it was so voted 4-0. The Board set a tentative date of July 10, 2006 pending application from the Brugnolis.

SIGNING OF LOT RELEASES, PLANS, FORM A's, DECISIONS AND BILLS

The Board reviewed and discussed an ANR plan for 851 Broadway – PB06-22A. Rich motioned to endorse the plan. Gary seconded the motion and it was so voted 4-0. There was some discussion about the layout of the lots on the ANR and whether or not the new lot line caused the pool to become non-conforming. Andy did some calculations and measurements and determined that the new lot line was not creating a nonconformance.

OTHER BUSINESS

The Board determined that it would be appropriate to confirm who is holding certain positions on the Board due to the elections held on May 6. Rich nominated Peter Moll as Chairman. Gary seconded the motion and it was so voted 4-0. Brian then nominated Rich Deluca for Vice Chairman. Peter seconded the motion and it was so voted 4-0. Rich then nominated Gary Hendershot for Clerk. Brian seconded the motion and it was so voted 4-0.

The Board was reminded that there was a joint meeting with the Selectmen scheduled for Wednesday May 11, 2006 at 7:00 p.m. to discuss the appointment of a new member to fill the seat vacated by Bora Pervane.

The Board discussed the articles that they would be presenting at Town Meeting.

Bernie motioned to adjourn at 10:15 p.m. Rich seconded the motion and it was so voted 4-0.

Meeting was adjourned at 10:15 p.m.

Respectfully Submitted,

Margaret Hoffman

PLANNING BOARD SECRETARY